

AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-24466 - APPLICANT/OWNER: ART CENTRAL LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-13883) shall expire on September 6th, 2008 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-13883) and all other related cases and as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-13883) for a six story, 89 unit apartment development and waivers of the landscape and streetscape requirements of the Downtown Centennial Plan on 0.64 acres at 1111, 1115, and 1121 South Casino Center Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/06/06	The City Council approved a request for a Site Development Plan Review (SDR-13883) for a six story, 89-unit apartment development and a Rezoning (ZON-13879) from C-1 (Limited Commercial) to R-5 (Apartment) on 0.64 acre approximately 150' south of the southeast corner of East Charleston Boulevard and South Casino Center Boulevard. The Planning Commission and staff recommended approval.
09/04/07	A Final Map (FMP-22424) was approved. The recordation is pending completion.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.64

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shops	MXU (Mixed Use)	C-1 (Limited Commercial) under Resolution of Intent to R-5 (Apartment)
North	Offices	C (Commercial)	C-2 (General Commercial)
South	Shops	MXU (Mixed Use)	C-1 (Limited Commercial)

East	Offices Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial) R-4 (High Density Residential) under Resolution of Intent to C-1 (Limited Commercial)
West	Shops	MXU (Mixed Use)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts (Arts District)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first extension of time request for the proposed Site Development Plan Review. The applicant has made progress on the proposed project. A Final Map (FMP-22424) has been approved for the proposed project and is pending recordation. Approval of this request is recommended with a one year extension. Conformance to the conditions of approval for Site Development Plan Review (SDR-13883) shall be required.

FINDINGS

Approval of this request is recommended with a one year extension. Conformance to the conditions of approval for Site Development Plan Review (SDR-13883) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0